

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF  
COSTA MESA PLANNING COMMISSION**

**March 13, 2023**

**CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Andrade led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Adam Ereth, Vice Chair Russell Toller, Commissioner Angely Andrade, Commissioner Jonny Rojas, Commissioner Tim Taber, Commissioner Vivar, Commissioner Jon Zich

Absent: None.

Officials Present: Director of Economic and development Services Jennifer Le, Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Assistant Planner Patrick Achis, City Engineer Seung Yang and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

Mia Nguyen stated she is a student at UCI and one of her assignments was to speak during public comment.

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Vivar thanked the public commenter, those attending virtually and those attending in person. He also thanked City staff in the Public Works Department.

Chair Ereth wished everyone a Happy bleated Holi - the Indian festival of color.

Vice Chair Toler echoed Vivar's Comments and thank the Public Works Department. He gave a presentation titled "Parking and Our City's Future".

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Discussion ensued on parking lot traffic, driveways, parking for single family homes, planting trees along walk ways for shade, parking minimums, and Costa Mesa's history.

**CONSENT CALENDAR:****1. MINUTES FOR THE MEETING OF FEBRUARY 27, 2023****Commission Comments:**

None.

Chair Ereth made motion to approve the minutes as written. Seconded by Vice Chair Toler.

**MOVED/SECOND:** Ereth/Toler

**MOTION:** Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Taber, Vivar, Zich

Nays: None

Absent: None

Abstained: None

Motion carried: 7-0

**PUBLIC HEARINGS****1. ONE-YEAR TIME EXTENSION FOR PA-19-29, FOR A CANNABIS MANUFACTURING FACILITY (COMPLEX PLUS) AT 3505 CADILLAC AVENUE, UNIT O-106**

**Project Description:** A request for a one-year time extension for PA-19-29, for a previously approved cannabis manufacturing facility (complex plus) at 3505 Cadillac Avenue, Unit O-106

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1) for Existing Facilities

No ex-parte communications reported.

Patrick Achis, Assistant Planner, presented the staff report.

**Commission and Staff:**

Discussion ensued on when the first request for a time extension was submitted, reasons why the Planning Commission is being asked to grant this extension,

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expiration periods for cannabis conditional use permits, HDL's financial analyst on this project, and offsite distribution hours.

**The Chair opened Public Hearing.**

Bruce Entezan, applicant, stated he had read and agreed to the conditions of approval.

The Chair opened Public comments.

**PUBLIC COMMENT:**

None.

The Chair closed Public Comments.

**Commission and Staff:**

Commissioner Vivar asked what the process would be if the applicant needed an additional time extension and staff responded.

The Chair closed public hearing.

Vice Chair Toler moved to approve Planning Application 22-38. Seconded by Commissioner Rojas.

**MOVED/SECOND:** Zich/Vivar

**MOTION:** Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Taber, Vivar, Zich

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

**ACTION:** The Planning Commission adopted a resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Planning Application 22-38, subject to conditions of approval.

**RESOLUTION PC-2023-06 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-38 TO EXTEND THE ENTITLEMENT OF PA-19-29 THE PROPERTY AT 3505 CADILLAC AVENUE, UNIT O-106 THROUGH OCTOBER 9, 2023**

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The Chair explained the appeal process.

**NEW BUSINESS:****1. PLANNING COMMISSION 2022 YEAR-END REVIEW**

Director Le and Assistant Director Drapkin presented the staff report.

**Commission and Staff:**

Discussion ensued on the number of retail store front applications received, timeline lines of City projects, staffing concerns, Measure Q applications coming in 2023, unfilled positions within the department, Inclusionary Housing Ordinance, and the Senior Center Housing Project.

**DEPARTMENTAL REPORT(S)**

1. Public Works Report – Mr. Yang gave an update on the Placenta Avenue, West 19th Street and East 17th project.
2. Development Services Report – None.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney – None.

**ADJOURNMENT AT 7:46 P.M.**

Submitted by:

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SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION